

**Public Hearing/Limited Business Meeting Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: October 14, 2004 at 7:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

**MANCHESTER PLANNING BOARD
PUBLIC HEARING/LIMITED BUSINESS MEETING
Thursday, October 14, 2004 – 7:00 p. m.
City Hall, Third Floor, Aldermanic Chambers**

September 8th HEARING CONTINUED:

1. SP-21-2004 Property located at 661 Bell Street, an application for site plan approval for the construction of a 36 unit handicap accessible apartment building – Valley Vista, LLC
Public Hearing Held: 9/08/2004

PUBLIC HEARING:

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board accept the applications and conduct a Public Hearing.

A motion would be in order to accept the following **CURRENT APPLICATIONS:**

Subdivision, Site Plan, Planned Development and Conditional Use Permit Applications (See Enclosed):

2. S-40-2004 Property located at 225 Wilmot Street, an application to subdivide property to create one (1) single family building lot – Daniel J. Campbell
Public Hearing: 10/14/2004
3. S-41-2004 Property located at 1297 & 1333 Goffstown Road, an application to subdivide property to create one (1) new single family building lot – Michael Charron and David Galle
Public Hearing: 10/14/2004
4. S-43-2004 Property located at 518 & 526 Riverdale Avenue, an application to subdivide property
to create one (1) single family building lot – Joseph Carreau & Donald/Susan Carreau
Public Hearing: 10/14/2004
5. S-44-2004 Property located on Perimeter Road, an application to consolidate property and subdivide

to create a 3.98 acre lot – Aero-Hex Association for Manchester Airport

Public Hearing: 10/14/2004

(Companion application – SP-24-2004)

6. S-45-2004 Property located at 655 Straw Road, an application to subdivide property to create one (1) single family building lot and consolidate land with an adjacent lot – PPN Development, LLC for Robert & Theresa Ouellette
Public Hearing: 10/14/2004
7. SP-17-2004 PD-06-2004 Property located at 915 South Mammoth Road, an application to create a planned development, and for site plan approval for construction of three (3) self-storage buildings containing a total of 9,000 sq. ft. on a consolidated lot that contains two (2) commercial buildings – Verres Financial Corp.
Public Hearing: 10/14/2004
(Companion application – CU-28-2004)
8. SP-22-2004 Property located at 291 Shasta Street, an application for site plan approval for the construction of a two story building with a total of 27,113 sq. ft. of space for retail/wholesale use – Freeplay, LLC
Public Hearing: 10/14/2004
9. SP-23-2004 Property located at 71 Sinclair Avenue, an application for site plan approval to install three (3) array of antennae at a height of approx. 120 ft. on an existing telecommunications tower, and a 230 sq. ft. unmanned equipment shelter – Nextel Communications, Inc.
Public Hearing: 10/14/2004
10. SP-24-2004 Property located on Perimeter Road (TM 721, Lot 17E), an application for site plan approval for the construction of a 30,800 sq. ft. building to be developed with six (6) airplane hangars – Aero-Hex Association
Public Hearing: 10/14/2004
11. SP-25-2004 Property located at 55 Golf View Drive, an application for site plan approval for the construction of a 3,990 sq. ft. addition to the existing clubhouse for Greenview Village Apartments – Greenview Associates Limited Partnership
Public Hearing: 10/14/2004
(Companion applications - CU-26-2004 & CU-27-2004)
12. PD-10-2004 Property located on Bryant Road (TM 807, Lots 1 & 2) an application to create a planned development by construction of twenty-seven (27) single family dwellings – Potomac Glen
Public Hearing: 10/14/2004

13. CU-26-2004 Property located at 55 Golf View Drive, an application for a conditional use permit to allow for expansion of the existing clubhouse – Greenvue Associates Limited Partnership
Public Hearing: 10/14/2004
14. CU-27-2004 Property located at 55 Golf View Drive, an application for a conditional use permit for a reduction from the required number of parking spaces – Greenvue Associates Limited Partnership
Public Hearing: 10/14/2004
15. CU-28-2004 Property located at 915 South Mammoth Road, an application for a conditional use permit for a reduction from the required number of parking spaces – Verres Financial Corp.
Public Hearing: 10/14/2004

LIMITED BUSINESS MEETING:

16. PD-09-2004 Property located at One Elliot Way, an application to create a planned development
SP-20-2004 and for site plan approval for the construction of a 19,872 sq. ft. two story building for a childcare center and professional office space for hospital employees – The Elliot Hospital
Public Hearing Held: 09/08/2004 [Recommendation Enclosed]
17. S-40-2004 Property located at 225 Wilmot Street, an application to subdivide property to create one (1) single family building lot – Daniel J. Campbell
Public Hearing: 10/14/2004 [Recommendation Enclosed]
18. S-41-2004 Property located at 1297 & 1333 Goffstown Road, an application to subdivide property to create one (1) new single family building lot – Michael Charron and David Galle
Public Hearing: 10/14/2004 [Recommendation Enclosed]
19. S-43-2004 Property located at 518 & 526 Riverdale Avenue, an application to subdivide property
to create one (1) single family building lot – Joseph, Donald & Susan Carreau
Public Hearing: 10/14/2004 [Recommendation Enclosed]
20. S-44-2004 Property located on Perimeter Road, an application to consolidate property and subdivide to create a 3.98 acre lot – Aero-Hex Association for Manchester Airport
Public Hearing: 10/14/2004 [Recommendation Enclosed]

21. S-45-2004 Property located at 655 Straw Road, an application to subdivide property to create one (2) single family building lot and consolidate land with an adjacent lot – PPN Development, LLC for Robert & Theresa Ouellette
Public Hearing: 10/14/2004 [Recommendation Enclosed]
22. SP-23-2004 Property located at 71 Sinclair Avenue, an application for site plan approval to install three (3) array of antennae at a height of approx. 120 ft. on an existing telecommunications tower, and a 230 sq. ft. unmanned equipment shelter – Nextel Communications, Inc.
Public Hearing: 10/14/2004 [Recommendation Enclosed]
23. SP-25-2004 Property located at 55 Golf View Drive, an application for site plan approval for the construction of a 3,990 sq. ft. addition to the existing clubhouse for Greenview Village Apartments – Greenview Associates Limited Partnership
Public Hearing: 10/14/2004 [Recommendation Enclosed]
(Companion applications - CU-26-2004 & CU-27-2004)
24. CU-26-2004 Property located at 55 Golf View Drive, an application for a conditional use permit to allow for expansion of the existing clubhouse – Greenview Associates Limited Partnership
Public Hearing: 10/14/2004
25. CU-27-2004 Property located at 55 Golf View Drive, an application for a conditional use permit for a reduction from the required number of parking spaces – Greenview Associates Limited Partnership
Public Hearing: 10/14/2004
26. CU-28-2004 Property located at 915 South Mammoth Road, an application for a conditional use permit for a reduction from the required number of parking spaces – Verres Financial Corp.
Public Hearing: 10/14/2004
27. Any other business items from the Staff or the Board.